



Agenda Item No. 4.1
For Agenda of 9.11.07

TIGARD CITY COUNCIL AND CITY CENTER DEVELOPMENT AGENCY

Meeting Minutes

July 24, 2007

Mayor Dirksen called the meeting to order at 6:30 p.m.

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Mayor Dirksen	✓	
Councilor President Sherwood	✓	
Councilor Buehner	✓	
Councilor Wilson	✓	
Councilor Woodruff	✓	

- STUDY SESSION

- › Discuss City Manager Review Process

Human Resources Director Zodrow and the City Council discussed how the review will be conducted for the annual review of the City Manager. After discussion the City Council members agreed to follow the same format as last year and the rating system will be the same. City Council members also agreed that they would not ask the City Manager for a self-assessment unless he wanted to do so. Human Resources Director Zodrow will collate the data from the City Council and the Executive Staff.

The City Council will conduct the review on August 28, 2007. After the review the City Council will then evaluate compensation for the City Manager. Human Resources Director Zodrow will provide the City Council with comparables, including benefits for the Council's review.

- › Briefing on Proposed Intergovernmental Agreement with Metro to provide Police Department Support to Enforce Metro Illegal Disposal Ordinance – Police Department

Police Chief Dickinson reviewed this matter with the City Council. The proposal is for an intergovernmental agreement between the City of Tigard and Metro to assign a police officer for the enforcement of Metro's code and regulations with regard to solid waste flow control and management, including illegal dumping. The City will be fully reimbursed for the services provided by the additional position as well as charging a 10 percent overhead

fee to recover administrative costs. This is the same rate the City receives under the TriMet Intergovernmental Agreement. Mayor Dirksen noted this would help overall because this position would mean that Tigard would have an additional resource if needed. The staff report describing this proposal in more detail is on file in the City Recorder's office.

After discussion the Council members agreed that the Police Department should proceed with establishing this Intergovernmental Agreement. Staff plans to submit this item for Council approval on its August 14, 2007, Consent Agenda.

- EXECUTIVE SESSION: The Tigard City Council went into Executive Session at 6:54 p.m. to discuss exempt public records and pending litigation under ORS 192.660 (2) (f) and (h).

Executive Session concluded at 7:25 p.m.

1. BUSINESS MEETING

1.1 Mayor Dirksen called the City Council & Local Contract Review Board to order at 7:37 p.m.

1.2 Roll Call: City Council & Local Contract Review Board

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Mayor Dirksen	✓	
Councilor President Sherwood	✓	
Councilor Buehner	✓	
Councilor Wilson	✓	
Councilor Woodruff	✓	

1.3 Pledge of Allegiance

1.4 Council Communications & Liaison Reports

Mayor Dirksen reported there is potential for a future Major Streets Transportation Improvement Plan bond measure. He advised will be bringing a report to the City Council at an upcoming meeting.

Councilor Buehner advised she would present a report on recent activity of the Intergovernmental Water Board at the end of the meeting (See Item No. 9.

1.5 Call to Council and Staff for Non-Agenda Items: None.

2. CITIZEN COMMUNICATION

- ♦ John Frewing, 7110 SW Lola Lane, Tigard, Oregon reviewed photographs with the City Council of construction activity on Ash Creek Estates. Copies of the photographs are on file in the City Recorder's office. Mr. Frewing alleged that a number of the conditions of approval were being violated, including the following:

- Tree protection fencing moved.
- Excavation in close proximity to trees that are to be preserved.
- Sediment barrier fence is broken.
- Tree protection zone sign was moved.
- Heavy equipment working in close proximity to trees that are to be preserved.

Mr. Frewing asked Council to direct staff to “forcefully” review the conditions of approval. Mayor Dirksen advised staff has been asked to review and will follow up. Councilor Buehner advised she drove by this area earlier today and noted the fence was rolled back and dirt had been moved.

- ♦ Tigard Chamber of Commerce President Marjorie Meeks reviewed upcoming events for the Chamber including Chamber of Commerce week, which is the first week in October. In November there will be a “Celebration of Tigard” and a membership event.

3. CONSENT AGENDA: Mayor Dirksen reviewed the Consent Agenda:

- 3.1 Receive and File: Fifth Tuesday Meeting Minutes from May 29, 2007.
- 3.2 Amend Resolution No. 01-02 Governing the Membership Composition of the Tree Board - Resolution No. 07-46

A RESOLUTION TO AMEND COUNCIL RESOLUTION NO. 01-02
GOVERNING THE MEMBERSHIP COMPOSITION OF THE TIGARD
TREE BOARD

- 3.3 Approve Resolution Resolving to Pay Metro Mapping Fees Associated with New Annexations – Resolution No. 07-47

A RESOLUTION AMENDING RESOLUTION NO. 07-13 TO EXPAND
THE INCENTIVES FOR VOLUNTARY ANNEXATION OF
UNINCORPORATED LANDS TO THE MUNICIPAL CITY LIMITS TO
INCLUDE CITY PAYMENT OF THE METRO MAPPING/FILING FEE

- 3.4 Approve Resolution Adopting Council Groundrules Changes - Resolution No. 07-48

A RESOLUTION AMENDING THE COUNCIL GROUNDRULES
(EXHIBIT A) AND SUPERSEDING RESOLUTION 06-51

- 3.5 Approve Resolution for Adopting Budget Amendment #4 to the FY 2007-08 Budget Increasing Appropriations by \$1,049 in the Social Services/Community Events Budget Within the Community Services Program to Reflect the Cost Associated with Providing Insurance for the 41st Brigade Homecoming Parade Scheduled for August 4, 2007- Resolution No. 07-49

A RESOLUTION APPROVING BUDGET AMENDMENT #4 TO THE
FY 2007-08 BUDGET TO INCREASE APPROPRIATIONS IN THE
SOCIAL SERVICES/COMMUNITY EVENTS BUDGET WITHIN THE
COMMUNITY SERVICES PROGRAM FOR ONE-TIME ADDITIONAL
FUNDING FOR THE 41ST BRIGADE HOMECOMING PARADE

Motion by Councilor Wilson, seconded by Councilor Sherwood, to adopt the Consent Agenda.

The motion was approved by a unanimous vote of Council present.

Mayor Dirksen	Yes
Councilor Buehner	Yes
Councilor Sherwood	Yes
Councilor Wilson	Yes
Councilor Woodruff	Yes

4. RECEIVE PRESENTATION BY WASHINGTON COUNTY DISABILITY, AGING AND VETERAN SERVICES TITLED, IS TIGARD A GOOD PLACE TO GROW OLD?

Risk Manager Mills introduced Mr. Rod Branyan, Washington County Disability, Aging and Veteran Services (DAVS) Human Services Division Manager. Mr. Branyan presented a PowerPoint presentation to the City Council. A copy of this presentation, along with a copy of Mr. Branyan's talking points is on file in the City Recorder's office.

DAVS provides services to Tigard residents who are seniors, veterans and people with disabilities. There will be a growing need for services from DAVS because of the trend towards an aging community. In 2005, one in eight Oregonians was 65 or older; by 2030, one in five Oregonians will be 65 or older. This is significant because the older we get, the more likely we will need services and assistance.

DAVS is developing a five-year strategic plan with Tigard participating through Loaves and Fishes/Tigard Senior Center.

Mr. Branyan reviewed a recent survey issued by DAVS, called "Is Your Community a Good Place to Grow Old?" DAVS will use the results as they plan future services and funding needs.

Councilor Sherwood commented that one of the first challenges is to create affordable housing, noting the disproportionate share of people over age 55 who are homeless. She noted the need for everyone to work to find affordable housing for seniors.

Councilor Wilson said he appreciated Mr. Branyan's presentation. He noted Tigard's efforts toward a more walkable community through addition of sidewalks; also, Tigard officials have been working to see that better transit options are offered to the community. He noted the needs for seniors as they look for homes designed that are barrier free and how the market demand will change in the future.

Councilor Buehner observed plans should be made to support those who will have to continue to work because they do not have adequate pension or retirement plans. She spoke to the reality of age discrimination. Mr. Branyan acknowledged that seniors will be working longer because they will have a financial need to do so.

Councilor Woodruff noted he will be interested to see the results of the survey. He noted the benefit of establishing a relationship with Mr. Branyan's organization so we can work together for the benefit of Tigard citizens. Mr. Branyan noted additional funding for services is expected and Councilor Woodruff commented that where there is discretion, the City of Tigard would like an opportunity to weigh-in on how to prioritize expenditures.

Mayor Dirksen noted that AARP rated the Portland area as among the top ten places in the nation to grow old, so it appears we are starting out on the right step and said he suspects this ranking might be because we are already looking at the issues for older citizens.

- > At this point in the meeting Mayor Dirksen advised that during his review of the Consent Agenda, he failed to mention that the City will be providing insurance for the 41st Brigade Homecoming Parade Scheduled for August 4, 2007.

5. RECEIVE LEGISLATIVE BRIEFING FROM SENATOR GINNY BURDICK AND REPRESENTATIVE LARRY GALIZIO

Highlights of the briefing from Senator Burdick and Representative Galizio included the following:

- The 2007 Legislative Session concluded on June 28, 2007.
- There was bipartisanship cooperation on most issues.

- Efforts to “fix” Measure 37 were reviewed. The Legislature decided to propose an alternative ballot measure for voters to consider in November.
- Other major bills included gun safety, non-discrimination, and additional no-smoking regulations.
- Decision on whether to increase the cigarette tax will be referred to the voters.
- Reviewed the corporate minimum tax; there is a need for infrastructure and the old tax structure is problematic.
- A special Legislative Session is scheduled for February 2008.
- Consumer protection legislation (identify theft) was adopted.
- Affordable housing funding through a raise in recording fees was not adopted. This might be addressed again in February.
- Council members requested legislators’ attention and assistance with transportation issues in Tigard; especially, easing congestion on Highway 99W.
- Transportation issues did not get addressed during the session. There is a possibility that this will be addressed in February.
- Mayor Dirksen thanked Senator Burdick and Hillsboro Mayor Hughes for their assistance with the prevailing wage law outcome as it related to urban renewal.

Recorder’s Note: Mayor Dirksen and the City Council agreed to move the public hearings for the Sanitary Sewer Reimbursements (Agenda Item Nos. 7 and 8 before adjourning into the City Center Development Agency meeting; Agenda Item No. 8 was heard first.)

City Council meeting adjourned at 9:29 p.m.

City Center Development Agency meeting was called to order at 9:29 p.m. by Chair Dirksen.

•	Roll Call:	Chair and Board Members of CCDA		
		<u>Name</u>	<u>Present</u>	<u>Absent</u>
		Chair Dirksen	✓	
		Director Buehner	✓	
		Director Sherwood	✓	
		Director Wilson	✓	
		Director Woodruff	✓	

6. REVIEW OF DOWNTOWN PLAZA LOCATION ALTERNATIVES
 - Senior Planner Nachbar introduced this agenda item noting there will be a presentation by consultants Walker Macy in conjunction with Leland Associates. They will discuss the Plaza location study. Additional background

information is on file in the City Recorder's office. He noted it was not expected that the City Center Development Agency would make a final decision or select a location for a Plaza. The process is moving deliberately and slowly to allow a variety of points of view to be considered and to give people time to absorb the information and deliberate at different meetings.

The Fanno Creek Steering Committee and the City Center Advisory Commission will report their recommendations to the City Council at a later date.

Present for Walker Macy: Mike Zilas and Laura Herbon. Present for Leland Associates: Chris Zahas.

Ms. Herbon and Mr. Zilas presented information in a PowerPoint presentation. The PowerPoint presentation overview is on file in the City Recorder's office.

Four sites remained on the list of potential plaza sites:

1. Liquor store site (southeast corner of Main Street/Burnham Street).
2. Dolan Property on Burnham Street (directly east of the Liquor Store site)
3. Stevens Marine, Inc. site (east of Dolan property on Burnham Street)
4. Car Wash site located at the intersection of Main Street and Burnham Street.

Ms. Herbon reviewed how the sites were selected and how potential sites were narrowed down to the four now under review.

Mr. Zilas discussed the findings with the connection between the downtown and the park and determining the character and quality of those uses. As he reviewed the PowerPoint maps with the City Center Development Agency, he described the potential of knitting the park resource with the downtown and this future Plaza, and the development of a District Plan. Proposed street grid systems were shown that could be extended through the redevelopment area that would add vitality and redevelopment potential to activate public areas and redevelopment of other sites.

Mr. Zahas commented on how they had woven in some economic considerations into the Plaza Location Study. A key reason to place a Plaza in the downtown would be catalyze development projects; it is an economic development tool to attract adjacent development. Adjacent development then would also be a tool to activate and improve the vitality of a public plaza. Housing is likely the strongest opportunity for development in the

downtown area; retail is somewhat weaker, although there are relatively few vacancies on Main Street. Retail and office space development potential is limited. The Plaza should be considered as an added incentive to attract development; but the development needs to make some financial sense on its own. A development, therefore, requires visibility and access. The real consideration is whether the Plaza in a location that will meet the fundamentals of the targeted types of land uses we want for the surrounding properties and will those uses draw and attract people to the downtown plaza.

Mr. Zahas reviewed existing conditions. In terms of housing, there is Main Street Village, which is one of Tigard's highest rent apartment complexes. This is an indicator that apartments are probably viable in the downtown today. There are also some older apartments in the downtown. He reviewed the retail uses now available in the downtown.

Mr. Zilas reviewed programming ideas:

- Gathering space
- Appropriately scaled entertainment venue
- Natural Amphitheater
- Structure/Shelter
- Farmer's Market
- Integration of Environment

The Steering Committee's suggestions included:

- Play Area
- Interactive Fountain
- Soft Space/Grass
- Events
 - Festivals
 - Carnivals

A wide variety of locations were considered for the Plaza. Mr. Zilas reviewed some desirable elements of a Plaza and after consideration, there were four primary sites. Additional documentation and mapping on these sites were reviewed and the City Center Development Agency received a handout of the four sites, which Mr. Zilas described in detail.

Director Buehner said she was uncomfortable with having the Plaza located on Main Street as she thought the focus was to have retail all along this street. She said it seems to make more sense to have the Plaza on Burnham so it can back up to the creek. Mr. Zilas said they have discussed this and there is value for both locations; if the Plaza is surrounded by buildings and

coffee shops, it would take on a vitality that can be synergistic with development.

Director Woodruff commented that it appears that many of the Committee members would prefer to tie the Plaza to the park. He said he likes Site 1 the best as long as there is a way to connect it to Main Street for visibility. He said it sounds as if there might be a willing seller for this property. Mr. Zilas said it would be important to continue discussions with the adjacent property owners also.

Director Sherwood said she also like Site 1 because there is a larger gathering space connected to the Plaza.

Director Wilson recalled a discussion a couple of years ago about the role of parks and stimulating retail development when there was a proposal to extend the park blocks in Portland. At that time, there was a position that retail needs to be next to retail because of the synergy it creates. He said he agrees with the other Directors that more buildings are needed along Main Street rather than open spaces. Director Wilson said it will be great to have outdoor spaces also. He noted it appears that in all of the four schemes, the Stevens Marine site is identified within (either a park or plaza). He said this illustrates the need for opening up Fanno Creek Park to a public street. Director Wilson referred to the Main Street Apartments, which were built about 15 years ago. They, at first were disappointed with the occupancy rate and decided to enhance the property with landscaping to make it more appealing. He said part of the problem is that these apartments are next to a natural area for which there is limited access. He noted it would be important to open up this amenity to Burnham Street and to have a gathering space there. He said it was larger than any of the sites under consideration elsewhere.

Director Wilson said he understands the need to pay for urban renewal through redevelopment, but said he would like to take a longer term view. Rather than trying to locate the Plaza where there already is something, he would like to see it located somewhere we envision things to be happening in the future. He said he would like to “pull” Main Street down some of the other streets and get some activity jumpstarted.

Director Wilson referred to areas that are required to be natural areas. He encouraged some push back on this. If the National Marine Fisheries and ODFW had their way downtown Portland, there would have been a 200-foot setback from the Willamette River into the north Macadam area. Also, if Clean Water Services had it their way, we would just put a fence around Fanno Creek with huge setbacks all the way from Scholls Ferry Road to the

Tualatin River. He suggested that we talk to agencies like this. This is a Town Center; there are a few places that we have designated for people and he thinks there might be concessions that could be found without harm to the creek. He noted his preference for Site 1.

In response to a question from Director Sherwood, Director Wilson noted that all of the activity downtown now is on Main Street. He said that we have a 150 acre urban renewal area and we are focusing too much on our best area. Although, we want to improve Main Street, he said he would like to see the whole 150 acres improve. Improving areas around Main Street, will also help Main Street.

Chair Dirksen said all the options are close, although none of them are exactly his vision. He said a combination of Site Nos. 1 and 5 come closer to the vision he had. He noted how he thinks the location would work to draw people in from Main Street. However, he said he did not think this Plaza can be everything for everybody. He suggested that we look at more public gathering spaces downtown. He noted his agreement with Director Wilson's comment that it would be dangerous to focus all the attention in one area.

Chair Dirksen recommended that the Agency select two Plaza locations. Site No. 1 would be one site; it is connected to Main Street and would draw from there. He said there is a need for another Plaza that is not connected to a park, which is more of a hardscape area that is extremely visible and in the center of everything. He described as possible second location as the area immediately across Main Street from the commuter rail station, bounded by Commercial Street and over to the existing Chamber of Commerce building, extending underneath the 99W viaduct. This would provide a partial cover for use during inclement weather and would be visible from 99W. It could become a place of a lot of energy and draw attention to the downtown. He asked the Agency to consider the development of another public plaza.

Director Buehner recalled this had been discussed before. Mr. Zilas said this site had been reviewed. This is a different set of criteria than what they had been considering. In either case, this might be a great place for what the Chair describes; however, their recommendation is to look at programming. It will be challenge, in a town of this size, to make one Plaza viable with enough programming and activity. Mr. Zilas said the Agency should look at this very carefully before it moved ahead with two sites. Director Woodruff also noted the expense and, perhaps a second location could be a long-term goal.

After discussion, Chair Dirksen said he would bow to the professionals as to the order of projects. All development should be done looking to a long-

term view including the development of this Plaza, which may evolve and become something different such as performing arts center. If you plan now for a second Plaza, as the first Plaza is developed and the whole concept is considered, you would need to consider how these would affect each other.

Mr. Zilas commented how such planning could take place.

Director Buehner noted there is a building application in process for a new building at Site 1.

Chair Dirksen asked the Agency to direct the staff and consultant to consider the second site (as he described it) as an option.

Next steps were reviewed by Mr. Zilas. There will be a public open house on Saturday with this same information. The Steering Committee, in early August, will discuss this again and, ideally, will come forth with a recommendation.

In response to a question from Chair Dirksen, there was consensus among the City Center Development Agency board members that a second option, proposed by Chair Dirksen, be explored.

(Adjournment: See Item No. 10)

7. FINALIZE SANITARY SEWER REIMBURSEMENT DISTRICT NO. 40 (SW ANN STREET) – INFORMATIONAL PUBLIC HEARING
 - a. Mayor Dirksen opened the public hearing.
 - b. Declarations or Challenges: None.
 - c. City Engineer Duenas presented the staff report. The PowerPoint presentation overview is on file in the City Recorder's office. The District consists of nine lots. The project has been completed and sewer can be made available to the lots. He reviewed the costs of the project and the incentive program available to the property owners within the District. Councilor Buehner noted she was pleased that this project came in under the estimate.
 - d. Public testimony: None.
 - e. Staff Recommendation: Approve the finalization of the District.
 - f. Mayor Dirksen closed the public hearing.

- g. Council consideration: Resolution No. 07-51

Motion by Councilor Buehner, seconded by Councilor Woodruff, to adopt Resolution No. 07-51.

RESOLUTION NO. 07-50 – A RESOLUTION FINALIZING SEWER REIMBURSEMENT DISTRICT NO. 40 (SW ANN STREET) AND AMENDING THE PRELIMINARY CITY ENGINEER'S REPORT CONTAINED IN RESOLUTION NO. 07-12

The motion was approved by a unanimous vote of Council present.

Mayor Dirksen	Yes
Councilor Buehner	Yes
Councilor Wilson	Yes
Councilor Sherwood	Yes
Councilor Woodruff	Yes

8. FORMATION OF SANITARY SEWER REIMBURSEMENT DISTRICT NO. 44 (SW CHERRY STREET) – INFORMATIONAL PUBLIC HEARING

- a. Mayor Dirksen opened the public hearing.
- b. Declarations or Challenges: None.
- c. City Engineer Duenas presented the staff report. The PowerPoint presentation overview is on file in the City Recorder's office. There are 23 lots in the proposed district. The property owners are generally supportive of the project. Some of the owners requested that the sewer be installed in the rear of their lots. There are about four lots involved. City Engineer Duenas said those lots can be served from the street. The problem with installation of sewer at the rear is that over time it becomes a maintenance problem. Also there is a grove of trees along the rear of those lots. City Engineer Duenas continued to review the PowerPoint presentation, which included the estimate of the cost of the project, costs to be borne by those who connect to the sewer and a review of the incentive program to encourage early hook up to sewer. Staff intends that this project be constructed this fall.

In response to a question from Councilor Buehner, City Engineer Duenas reviewed the location of the four lots where rear service was being requested; if these properties develop, then it is likely they will have to pump when they connect to the sewer. He also reviewed the situation for the other lots within the District. City Engineer Duenas also noted staff was anticipating they would

encounter rock at about nine feet deep. He agreed that it would probably be worth it to explore going to the rear for the four properties. He suggested an option would be to form the District tonight with the understanding that these four properties would be deleted from the District. A separate district would be formed for those four properties.

In response to a question from Councilor Woodruff about whether the controversy about this District was only regarding the four lots, City Engineer Duenas said he believed so as the rest of the lots can be served more easily.

Councilor Wilson and City Engineer Duenas discussed how removal of the four properties would impact the cost of the District and the affect if would have on how much the remaining property owners would have to pay for their share of the project. There would be four less properties to share the costs but this would be offset by some amount (although not totally) because the sewer line would not need to be constructed as deep. There might be some blasting of rock although they would look for other means to get past the rock first.

Mayor Dirksen said he was concerned about the plan not allowing people to fully utilize their lots unless they pump the sewer. He said we would be best served if we came up with a plan that would do away with the need for pumping if there is an engineering solution to do it that way. Mayor Dirksen said he understood that one of the houses within the District has a failing septic system now. City Engineer Duenas confirmed that there is a failing system and that removing the four lots would not impact this property. Mayor Dirksen noted another concern that if the District is reduced by four lots and then those lots form their own District, how their share of the cost would be affected. City Engineer Duenas said he thought it would be easier to install the line; however, easements will be required. If property owners agree to dedicate the easements to the City, then the process could be expedited and the process for property purchase and appraisal would not be needed. Mayor Dirksen said it appears to make sense to separate these lots from the proposed District.

d. Public Testimony

- Martin Stewart, 7570 SW Cherry Drive, Tigard, OR 97223 and Pat Hermanson 7530 SW Cherry Drive, Tigard, OR 97223 offered testimony. Mr. Stewart noted his appreciation for the Council consideration for separating out the four lots. He noted how this would affect the cost on his property and how removing them from the proposed District would assist them now and if they decided to develop in the future. Mr. Martin distributed a map for the City Council's review. He also had submitted a letter, which was included in the City Council's packet materials. Ms. Hermanson also noted her concerns about needing to pump sewer and one property might have to cut into their driveway. City Engineer Duenas noted

how the incentive program would assist with the cost. Mr. Martin said he feared that the project would encounter a lot of rock thereby raising the costs.

Councilor Sherwood noted the value of adding sewers to properties and that the City wants to be as accommodating as possible. There was discussion about the estimate. She noted that City Engineer Duenas would not be able to give a good cost estimate tonight. City Engineer Duenas said staff could redesign the project, calculate a revised estimate and then send notices out to the property owners with this information. Councilor Sherwood said she would much rather be accommodating for these four lots if possible.

Mr. Greg Edwards, 7545 SW Cherry Drive, Tigard, Oregon, testified that it is projects like this that have created his need to move away. He said there was no reason why septic tanks should fail with proper maintenance. He noted the history of the lots when developed and how consideration was given for septic systems at the time. He referred to the amount of rock on his property and said he was sure that they will hit rock within two or three feet deep. He also noted how the City failed to serve their constituents when the Tech Center property was developed. With regard to the incentive program, Mr. Edwards asserted that this is taxpayer money – the City doesn't have any money. Councilor Wilson responded that this money comes from the sewer rate payers; i.e., those who are connected to the sewer.

City Engineer Duenas advised that septic systems have a finite life; there is a failing system within this area at this time.

- e. Staff Recommendation: City Engineer Duenas recommends that the City Council approve the formation of this district with the four lots deleted. Staff will explore forming a separate district. Staff will redesign the project. He requested that the City Council move ahead with the approval of the formation

of District. When the new design is complete and cost estimates calculated, this information will be provided to the property owners and the City Council.

After brief discussion, it was determined that once the revised Engineer's Report is available, there will be another public hearing for those affected. The City Council would proceed with forming the District with the direction to staff to reconsider the design based on the discussion by the City Council.

- f. Mayor Dirksen closed the public hearing.

h. Council Consideration: Resolution No. 07-50

Motion by Councilor Sherwood, seconded by Councilor Buehner, to adopt Resolution No. 07-50 as discussed tonight.

RESOLUTION NO. 07-51 – A RESOLUTION ESTABLISHING
SANITARY SEWER REIMBURSEMENT DISTRICT NO. 44 (SW CHERRY
DRIVE)

The motion was approved by a unanimous vote of Council present.

Mayor Dirksen	Yes
Councilor Buehner	Yes
Councilor Wilson	Yes
Councilor Sherwood	Yes
Councilor Woodruff	Yes

9. COUNCIL LIAISON REPORTS

Councilor Buehner advised that the Intergovernmental Water Board approved the two transfers of land for Canterbury and for the Water Building site; however, it deferred making a decision on the lease.

(Recorder's Note: This agenda order was rearranged. The City Council meeting was adjourned at 9:29 p.m.; the City Center Development Agency meeting was conducted after the City Council meeting and adjourned at 10:18 p.m.)

10. ADJOURNMENT: 10:18 p.m.

Motion by Director Woodruff, seconded by Director Wilson, to adjourn the meeting.

The motion was approved by a unanimous vote of City Center Development Agency Board members present.

Chair Dirksen	Yes
Director Buehner	Yes
Director Wilson	Yes
Director Sherwood	Yes
Director Woodruff	Yes


Catherine Wheatley, City Recorder

Attest:



Mayor, City of Tigard

Date: 9.11.07

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